

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 167-2005



To: Mayor David Dermer and
Members of the City Commission

Date: June 24, 2005

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "J. Gonzalez".

Subject: **VERSAILLES HOTEL/CONDO - 3425 COLLINS AVENUE**

Inspections of the structure by the Building and Fire Departments as well as an inspection by an independent engineering firm have revealed numerous life-safety building code violations at Versailles Hotel/Condo (3425 Collins Avenue). The City's Building and Fire departments have been working with the Versailles Hotel/ Condominium Association Board, engineer and contractor to address the violations. Some violations revealed by the Association's engineer and verified by City inspectors pose an imminent threat to life safety and must be corrected immediately.

To eliminate the life safety threat to residents, the Versailles Hotel Condominium Association Board has agreed to voluntarily evacuate the building as an alternative to a mandatory evacuation. All residential and commercial units must be unoccupied by Monday, June 27 at 5:00 p.m. The agreement also enables the Association to secure any financing to complete the necessary work that they have agreed to complete.

In an effort to assist the residents, the City posted letters on the door of every unit on Thursday, June 23. In addition, the City's outreach team has been on location since yesterday and plans to stay there to make every effort to provide housing assistance to the effected residents most in need. Should any relocation costs be incurred by the City, the City will seek reimbursement from the unit owner or Association, including a right of lien against that particular unit or the Association.

In order to reoccupy the building, all life safety violations must be eliminated prior to occupancy of the building, which includes, but is not limited to removal of all illegal or inadequate electrical installations, adequate fire rating of all existing electrical utility rooms where applicable, elimination of any fire penetration throughout the building, submittal of an electrical engineering analysis for the adequacy of the power supply for any proposed remedial solution for the building's mechanical systems, elimination of any possible smoke migration through mechanical systems or any horizontal or vertical penetrations, certification of all structural remedial work by a structural engineer, repair and closure of any open sewer piping and repair of water heater exhaust system. The Association also agrees to remove or contain any hazardous material, including, but no limited to, asbestos in the Building.

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